

I, MARY M. BETURNEY, of Amherst, Hampshire County, Massachusetts, for consideration paid and in full consideration of ONE HUNDRED SEVENTY THOUSAND DOLLARS (\$170,000.00), hereby grant to DARIN L. CORDOVA, RAUL ALFREDO CORDOVA BARRERA, of 284 North Pleasant Street, Amherst, MA 01002 and CHERYN M. POWELL, of 253 Amherst Road, Apt. B6, Sunderland, MA 01375, a one-third interest each, as Joint Tenants, and not as Tenants in Common, with WARRANTY COVENANTS,

The land in Amherst, Hampshire County, Massachusetts, consisting of two parcels of land, located at 63 and 65 North Prospect Street (being Parcels 218 and 7 respectively on assessor's Map 11-C), and more particularly bounded and described as follows:

PARCEL 218:

Beginning at an iron pipe marking the southwest corner of the land herein described, on the east side of North Prospect Street, it being the northwest corner of land now or formerly of Elizabeth S. Rogers; thence N. 2° 3' W. along the east line of North Prospect Street one hundred (100) feet to an iron pipe at land now or formerly of the heirs of Kate E. Strickland; thence S. 85° E. about eighty-six (86) feet to an iron pipe at land formerly of Susan I. Whitaker, now of James W. Tufts et ux; thence southerly about eighty-six (86) feet to an iron pipe at land of said Rogers; thence S. 88° W. along land of said Rogers about eighty-eight (88) feet to the point of beginning.

SUBJECT TO (1) existing drainage rights, from said Rogers property, across the corner of the land described; and (2) "the rights of Susan I. Whitaker, her heirs and assigns, for travel by persons and teams, and for water, sewer and gas pipes as now laid across the conveyed tract, as conveyed in deed from Herbert S. Field and wife to said Susan I. Whitaker, dated March 12, 1924, recorded in Hampshire County Registry of Deeds, Book 802, Page 451.

PARCEL 7:

The land with the buildings thereon in said Amherst, being the easterly portion of a lot which is situated on the easterly side of North Prospect Street, bounded and described as follows:

Beginning at the northeast corner of the lot to be conveyed, at the end of a stone wall, it being the southeast corner of land belonging now or formerly to the estate of Kate E. Strickland; thence running S. 2° 30' E., five (5) rods and four (4) links on land formerly of L. D. Cowles, but now or formerly of Fannie C. Cowles, to a corner at land now or formerly of Lydia F. Pierce; thence running S. 88° W., about thirty-six and one-fourth (36-1/4) feet on land of the said Pierce to an iron pin; thence running Northerly about eighty-six (86) feet on land now or formerly of Herbert S. Field et ux to an iron pin at land of the said Strickland; thence running S. 85° E., about thirty-nine (39) feet on land of the said Strickland to the place of beginning.

63 + 65 North Prospect St., Amherst MA 01002

SUBJECT TO a right of way for a drain as now laid from the said Pierce's land across the southerly portion of the same.

SUBJECT TO the right of way for persons and for teams when necessary, and also the right of way for sewer, gas and water pipes as now laid across the land now or formerly of the said Herbert S. Field et ux from North Prospect Street to the above conveyed premises and together with the right to enter upon the said premises for the purpose of repairing said pipes when necessary.

Being all of the same premises conveyed to Frank O. Beturney by deed of James W. Tufts (a/k/a James Warren Tufts) and Gertrude W. Tufts, dated August 12, 1970 and recorded in Hampshire County Registry of Deeds in Book 1578, Page 318.

SUBJECT TO an "Easement for a Particular Purpose", given by Mary M. Beturney to Nancy E. Braxton and George Eager, dated to be recorded in Hampshire County Registry of Deeds.

For title see will of Frank O. Beturney, Hampshire County Probate Docket No. 49647 (Box 1105, No. 33, Hampshire County Registry of Probate).

WITNESS my hand and seal this 1st day of August, 1996.

Robert W. Ritchie

Mary M. Beturney
Mary M. Beturney

COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss:

Then personally appeared the above-named Mary M. Beturney and acknowledged the foregoing instrument to be her free act and deed before me,

Robert W. Ritchie
Notary Public

My Commission Expires

ROBERT W. RITCHIE, Notary Public
My Commission Expires June 20, 1997

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARILANNE L. DONOHUE

